

AGENDA
ZONING REVIEW BOARD
THURSDAY, APRIL 1, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-04-10 – An Ordinance to rezone from the R-4 (Single-Family Residential) and the I-2 (Heavy Industrial) Districts to the R-4A (Single-Family Residential) District, property located at **1891 Evans Drive, S.W.**, fronting 277 feet on the southwesterly side of Evans Drive beginning 188.13 feet southerly from the southwest corner of Osborne Street. Depth: 1061.36 feet; Area: 5.834 acres; Land Lot 122, 14th District, Fulton County, Georgia.

OWNER: J. MARTIN TURBIDY

APPLICANT: JOHN W. MADDEN

NPU-X COUNCIL DISTRICT 12

Z-04-14 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to the C-2 (Commercial Service) District, property located at **1090 Lois Street, N.W.**, fronting 417.36 feet on the west side of Lois Street beginning 494.81 feet south from the southwest corner of west Marietta Street. Depth: 1129.80 feet; Area: 9.7898 acres; Land Lot 190, 17th District, Fulton County, Georgia.

OWNER: CITYBLADE, LLC

APPLICANT: SAME

BY: LARRY DINGLE AND STEVE ROTHMAN, ATTORNEYS

NPU-K COUNCIL DISTRICT 9

U-04-03 – An Ordinance granting a Special Use Permit for a Helicopter Landing Facility (Section 16-12.005(1)(a), property located at **1090 Lois Street, N.W.**, fronting 417.36 feet on the west side of Lois Street beginning 494.81 feet south from the southwest corner of W. Marietta Street. Depth: 1129.80 feet; Area: 9.7898 acres; Land Lot 190, 17th District, Fulton County, Georgia.

OWNER: CITYBLADE, LLC

APPLICANT: SAME

BY: LARRY DINGLE & STEVE ROTHMAN, ATTORNEYS

NPU-K COUNCIL DISTRICT 9

U-04-02 – An Ordinance granting a Special Use Permit for an Outdoor Dining Facility (Patio) (Section 16-11.005(1)(l), property located at **718 Ponce de Leon Avenue, N.E.**, fronting 128 feet on the north side of Ponce de Leon Avenue beginning at the northeast corner of Ponce de Leon Place. Depth: 166.3 feet; Area: Approximately 21,286 square feet; Land Lot 17, 14th District, Fulton County, Georgia.

OWNER: KESEF GROUP, LLC

APPLICANT: STEPHAN J. SAHAYDA

NPU-F COUNCIL DISTRICT 6

U-04-04 – An Ordinance granting a Special Use Permit for a Day Care Center (Section 16-18K.004(7)(d)(1)(i), property located at **60 Paschal Boulevard, N.W. (aka 840 Carter Street, N.W.)**, fronting approximately 900 feet on the north side of Carter Street beginning at the northwest corner of James P. Brawley Drive. Depth: Varies; Area: Approximately 24.79 acres; Land Lot 110, 14th District, Fulton County, Georgia.
OWNER: ATLANTA HOUSING AUTHORITY ET AL
APPLICANT: MAGNOLIA PARK PRE-SCHOOL, INC.
NPU-L COUNCIL DISTRICT 3

DEFERRED CASES:

Z-03-79 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **220 Adeline Avenue, S.W.**, fronting 50 feet at the dead-end of Adeline Avenue beginning approximately 715 feet north from the northeast corner of Oakmont Drive. Depth: 483.22 feet; Area: 7.23 acres; Land Lot 174, 14th District, Fulton County, Georgia.
OWNER: CAROLYN MANGHAM
APPLICANT: RANDY E. PIMSLER
NPU-J COUNCIL DISTRICT 3

Z-03-80 – An Ordinance to rezone from the I-1 (Light Industrial) District to the C-1 (Community Business) District, property located at **835 Wylie Street, S.E.**, fronting 322.8 feet on the south side of Wylie Street beginning 103 feet west from the southwest corner of Chester Avenue. Property also fronts 184.17 feet on the north side of Field Street. Depth: Varies; Area: 1.61 acres; Land Lot 20, 14th District, Fulton County, Georgia.
OWNER: SELIG ENTERPRISES, INC.
APPLICANT: RANDY E. PIMSLER
NPU-N COUNCIL DISTRICT 5

Z-03-87 – An Ordinance to rezone from the R-5/HD20K-1 (Two-Family Residential/Grant Park Historic District-Sub-Area 1) District to the C-1/HD20K-2 (Community Business/Grant Park Historic District-Sub Area 2) District, property located at the rear of **428 Boulevard, S.E.**, fronting approximately 100 feet on the north side of Glenwood Avenue beginning approximately 180 feet east from the northeast corner of Boulevard. Depth: Varies; Area: Approximately .114 acres; Land Lot 21, 14th District, Fulton County, Georgia.
OWNER: JOEL SADLER
APPLICANT: JOEL SADLER
NPU-W COUNCIL DISTRICT 1

Z-03-89 – An Ordinance to rezone from the I-1 (Light Industrial) District to the MR-5A (Multi-Family Residential-Sub District 5A) District, property located at **544 N. Angier Avenue, N.E.**, fronting 238.43 feet on the southwesterly side of N. Angier Avenue beginning at the northwest corner of Dallas Street. Depth: 185.44 feet; Area: Approximately 1 acre; Land Lot 18, 14th District, Fulton County, Georgia.
OWNER: ARTHUR COHEN
APPLICANT: BRUCE DOBBS
NPU-M COUNCIL DISTRICT 2

AGENDA
ZONING REVIEW BOARD
THURSDAY, APRIL 8, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-04-16/Z-02-34/Z-02-41 – An Ordinance to amend Ordinance Z-02-34, adopted by City Council October 21, 2002 and approved by the Mayor October 28, 2002 rezoning from the R-4 (Single-Family Residential) and I-1 (Light Industrial) Districts to the PD-MU (Planned Development-Mixed Use) District, property located at **Redwine Road, S.W.** and Ordinance Z-02-41, adopted by City Council October 21, 2002 and approved by the Mayor October 28, 2002, rezoning from AG-1 (Agricultural District) (Fulton County Zoning Classification) to PD-MU (Planned Development-Mixed Use) District, property located in unincorporated Fulton County North of Camp Creek Parkway, S.W. in Land Lot 1 of the 14FF District (Property subsequently annexed into the City of Atlanta) for the purpose of approving an amended site plan.

OWNER: PRINCETON LAKES, LLC AND PRINCETON LAKES PARTNERS, LLC

APPLICANT: NORTH AMERICAN PROPERTIES ATLANTA, LTD. AND THE
WORTHING COMPANIES

BY: LARRY DINGLE AND STEVE ROTHMAN, ATTORNEYS
NPU-P COUNCIL DISTRICT 11

Z-04-17 – An Ordinance to rezone from the R-4A (Single-Family Residential) District to the MR-3 (Multi-Family Residential, Sub District 3) District, property located at **1245-1249-1257-1263 Arkwright Place, S.E.**, property fronts as follows:

Tract 1 – 1245-1249 Arkwright Place, N.E., fronts 101.99 feet on the southside of Arkwright Place beginning at the southwest corner of Vannoy Street. Depth: 176.20 feet; Area: Approximately 17,970 square feet;

Tract 2 – 1257-1263 Arkwright Place, S.E. fronts 126.48 feet on the south side of Arkwright Place beginning at the southeast corner of Vannoy Street. Depth: 196.98 feet; Area: 24,541 square feet; Land Lot 208, 15th District, DeKalb County, Georgia.

OWNER: TERRI CADE-HILL

APPLICANT: STEPHEN M. DENTON
NPU-O COUNCIL DISTRICT 5

Z-04-15 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to LW (Live Work) District, property located at **585-597-599 Wells Street, S.W.**, fronting 233.22 feet on the northwesterly side of Wells Street beginning approximately 170 feet northeasterly from the northeast corner of Northside Drive. Depth: Varies; Area: Approximately 2.26 acres; Land Lot 85, 14th District, Fulton County, Georgia.

OWNER: MARK CHRISTMAN/SOUTHERN MILLS, INC.

APPLICANT: GELLERSTEDT DEVELOPMENT, LLC

NPU-V COUNCIL DISTRICT 4

Z-04-13/Z-98-58 – An Ordinance to amend Ordinance Z-98-58, adopted by City Council November 16, 1998 and approved by Operation of Law November 24, 1998, rezoning from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **Phipps Boulevard, N.E.**, fronting 597.33 feet on the northerly side of Phipps Boulevard, beginning at the northwest corner of Wieuca Road for the purpose of approving a change of conditions (said change of conditions relates to property now known as **45 Confier Park Lane, N.E.**)

OWNER: HEDGEWOOD PROPERTIES

APPLICANT: STEVEN D. GRAFF

NPU-B COUNCIL DISTRICT 7

Z-04-09 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by creating a New Chapter entitled Chapter 18T. SPI 20 Greenbriar District regulations and to amend the Official Zoning Map by supplanting existing zoning districts RG-4, RG-3-C, RG-2, C-1, C-1-C, C-2, C-2-C, R-3, R-4, R-LC and RLC-C with said SPI-20 District; and to amend Chapter 28A.010 by adding a new Subsection (45) SPI-20 Greenbriar Town Center District; and for other purposes.

NPU-P, R COUNCIL DISTRICT 11

BY: COUNCILMEMBER JIM MADDOX

Z-04-12 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by creating a new chapter entitled Chapter 18U. SPI-21 **Historic West End District** Regulations and to amend the Official Zoning Map by supplanting existing zoning Districts R-5, RG-3, C-1, C-1-C, C-3, R-LC, I-1, I-2, and O-I with said SPI-21 District; and to amend Chapter 28A.010 by adding a new Subsection (46) SPI-21 Historic West End District; and for other purposes.

NPU-V, T COUNCIL DISTRICT 4

BY: COUNCILMEMBER CLETA WINSLOW

Z-04-11 – An Ordinance to delete Chapter 7 of Part 16 of the Land Development Code which is the R-5 (Two-Family Residential) District regulations; and for other purposes.

BY: COUNCILMEMBER IVORY LEE YOUNG, JR.

DEFERRED CASES:

Z-03-55 – An Ordinance to rezone from the R-4 (Single-Family Residential) District and the R-LC-C (Residential-Limited Commercial-Conditional) District to the PD-H (Planned Development-Housing) District, property located at **337-341 Valley Brook Drive, N.E. and the rear of 300 West Wieuca Road, N.E.**, fronting 193.19 feet on the southwesterly side of Valley Brook Drive beginning 163 feet south from the southwest corner of Meadowbrook Drive. Depth: Varies; Area: 4.310 acres; Land Lot 65, 17th District, Fulton County, Georgia.

OWNER: A.G. DANIEL & ASSOCIATES, INC. ET AL

APPLICANT: CRABAPPLE DEVELOPMENT, INC.

BY: GEORGE E. HARVEY, III, ATTORNEY

NPU-B

COUNCIL DISTRICT 7

Z-03-74 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **1365-1367-1373-1379-1387 Memorial Drive, S.E. and 233 Memorial Terrace, S.E.**, fronting 193.40 feet on the south side of Memorial Drive beginning at the southwest corner of Memorial Terrace. Depth: Varies; Area: 1.166 acres; Land Lot 177, 15th District, DeKalb County, Georgia.

OWNER: SPRINGDALE CAPITAL, LLC

APPLICANT: JAMES R. BAILEY

NPU-O

COUNCIL DISTRICT 5

Z-03-84 – An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the C-1 (Community Business) District, property located at **846-850-854 Hank Aaron Drive, S.E./21 Ormond Street, S.E.**, fronting 143.58 feet on the east side of Hank Aaron Drive beginning at the southeast corner of Ormond Street. Depth: 200 feet; Area: 28,688 square feet; Land Lot 54, 14th District, Fulton County, Georgia.

OWNER: HOA T. LE

APPLICANT: RICK S. SEXTON

NPU-V

COUNCIL DISTRICT 1